



CAPITAL IMPROVEMENT PLAN

CITY COMMISSION MEETING

MARCH 21, 2022



MARCH 10 MEETING OVERVIEW

- City Commission met with staff Thursday, March 10, to review the Capital Improvement Plan (CIP).
- The CIP is a living document that is continually being evaluated. Projects may be added or removed from the CIP or moved to be completed in a different year than originally specified.
- Each project in the CIP will follow standard practices and policies for review and authorization. This includes multiple approvals by the City Commission.
- The CIP encompasses the entire City of West Fargo. While it does include projects in the core area of the community, the CIP is not the same as the Core Area Infrastructure Study.
- All funding included in the CIP is based on the best available cost information, and includes the best available estimate of inflation in years beyond 2022.
- The following changes were made based on discussions during the March 10 review meeting:
 - *Graphs on project overview slides for individual years now based on funding uses instead of project type.*

PROJECT FUNDING GUIDELINES

PRIMARY TYPE OF WORK	% OF CITY FUNDS
Local Reconstruction	40%
Regional Reconstruction	20%
Rural Residential Reconstruction	10%
Rehabilitation	100%
Buildings/Facilities	100%

- After applying percent of City funds, remaining project costs will be funded with special assessments, grants, and/or other sources.
- To reduce specials, City will continue to seek grants or outside funding through eligible programs.
- These project funding guidelines follow the Commission's Guiding Principles, adopted in Fall 2021.

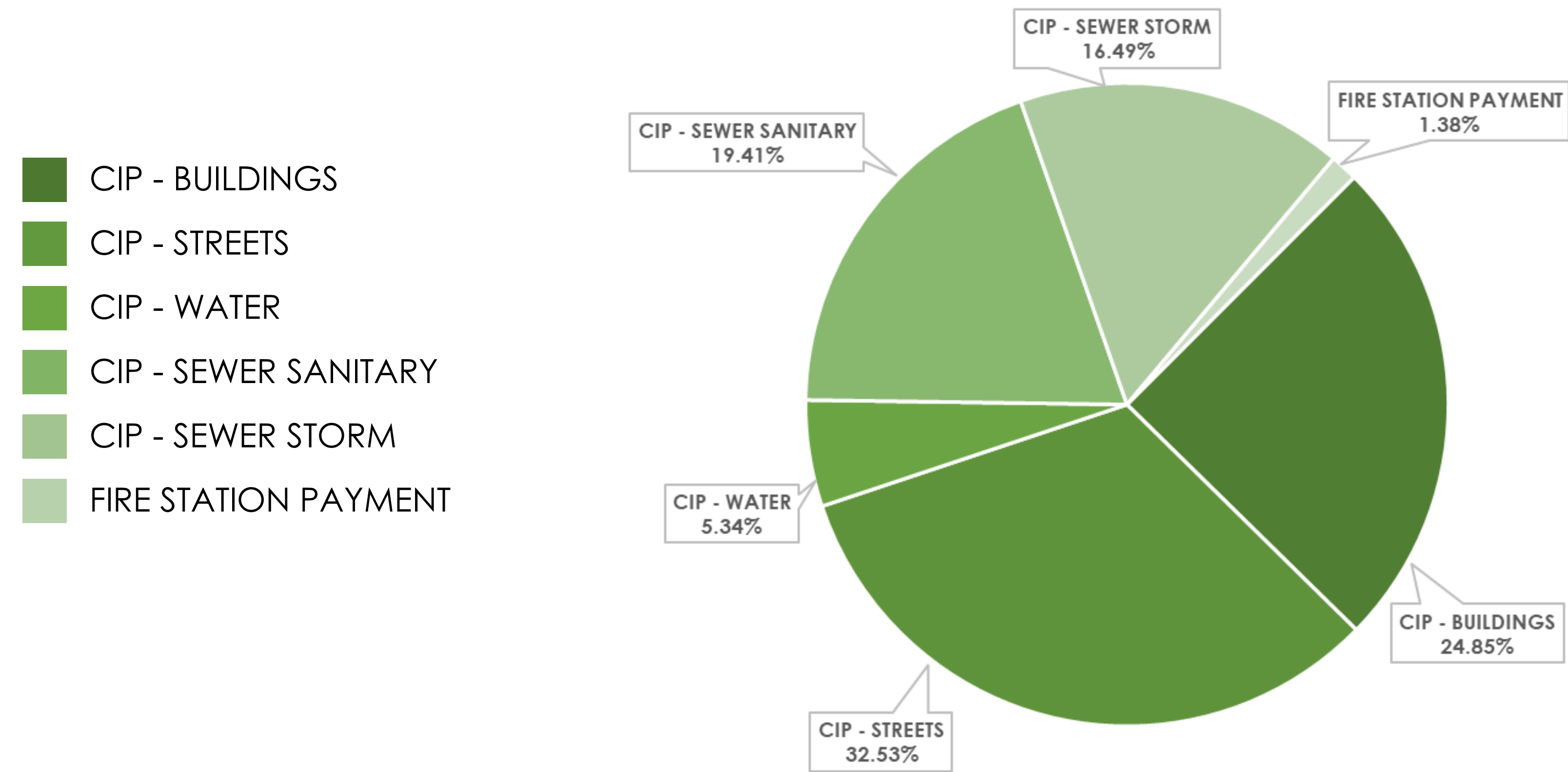
Commission Guiding Principles on Financial Policy for City Infrastructure and buildings.

1. Reduce the use of Special Assessments as a funding source of City Infrastructure.
2. Seek the lowest-cost Long-Term capital through the issuance of loans, bonds and other debt instruments when available.
3. Utilize the Capital Improvement Sales tax proceeds responsibly to fund projects as set forth in the Commission approved Capital Improvement Plan.

Staff will assure all city policies/financial decisions are consistent with the approved guiding principles.

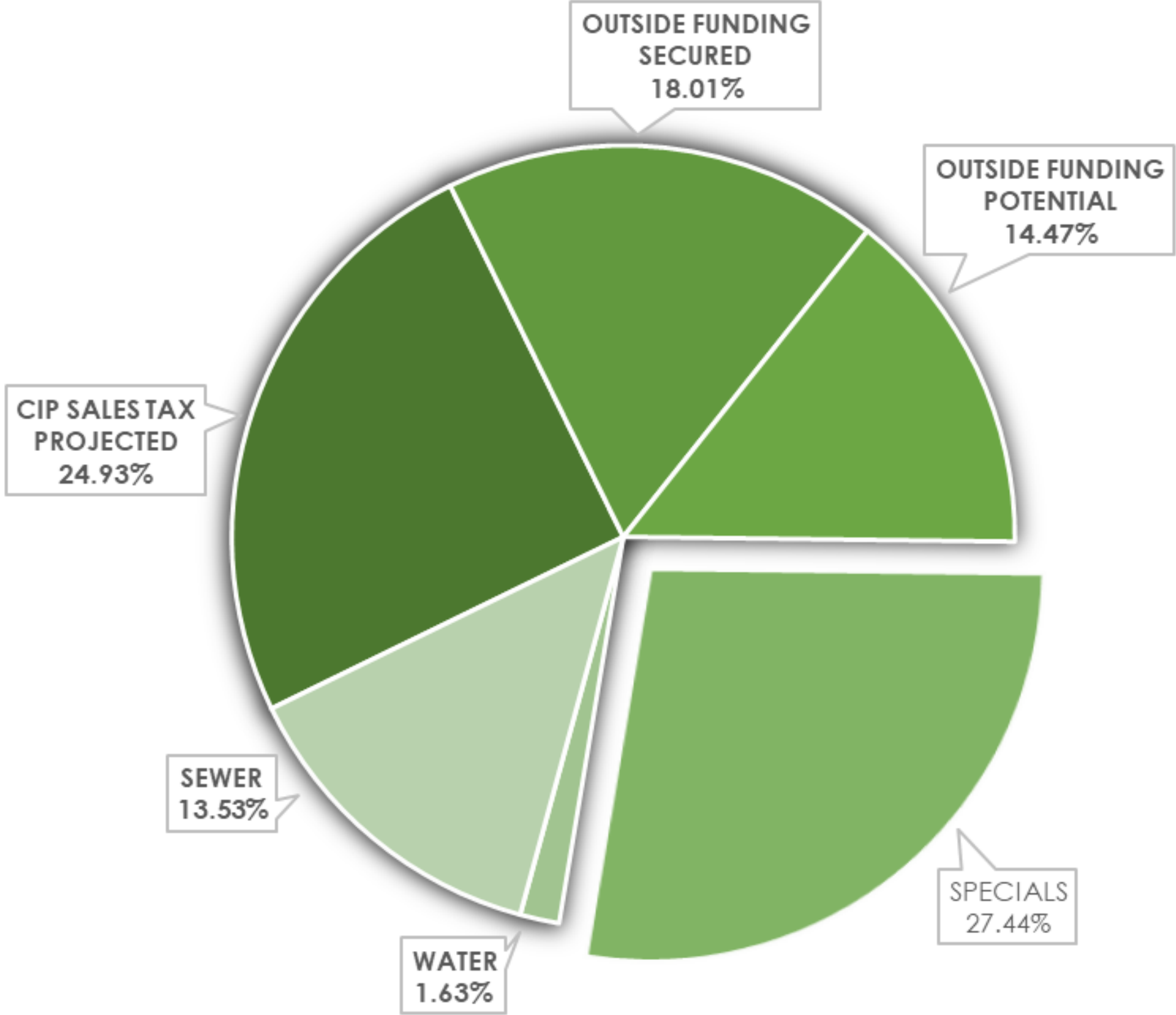


FUNDING USES 2022-2026



FUNDING SOURCES 2022-2026

- CIP SALES TAX PROJECTED
- OUTSIDE FUNDING - SECURED
- OUTSIDE FUNDING - POTENTIAL
- SPECIAL ASSESSMENTS
- WATER
- SEWER



2022-2026 FUNDING OVERVIEW

REVENUE SOURCES	5 -YEAR TOTAL	USES	5 -YEAR TOTAL		
CIP SALES TAX PROJECTED	\$45,244,502.00	CIP - BUILDINGS	\$45,850,000.00		
OUTSIDE FUNDING SECURED	\$32,683,586.00	CIP - STREETS	\$60,017,325.00		
OUTSIDE FUNDING POTENTIAL	\$26,267,100.00	CIP - WATER	\$9,858,375.00		
SPECIALS	\$49,795,200.00	CIP - SEWER SANITARY	\$35,801,875.00		
WATER	\$2,950,600.00	CIP - SEWER STORM	\$30,426,825.00		
SEWER	\$24,547,880.00	FIRE STATION PAYMENT	\$2,537,496.00		
TOTAL FUNDING	\$181,488,868.00	TOTAL USE	\$184,491,896.00	NET	(\$3,003,028.00)

- Any deficit shown in these figures can be covered using existing capital improvement sales tax reserves.
- Inflation has been considered in calculating revenues and expenses from 2023-2046.
- Future revenues were calculated with the assumption that utility rates will increase annually to meet capital improvement expenses.

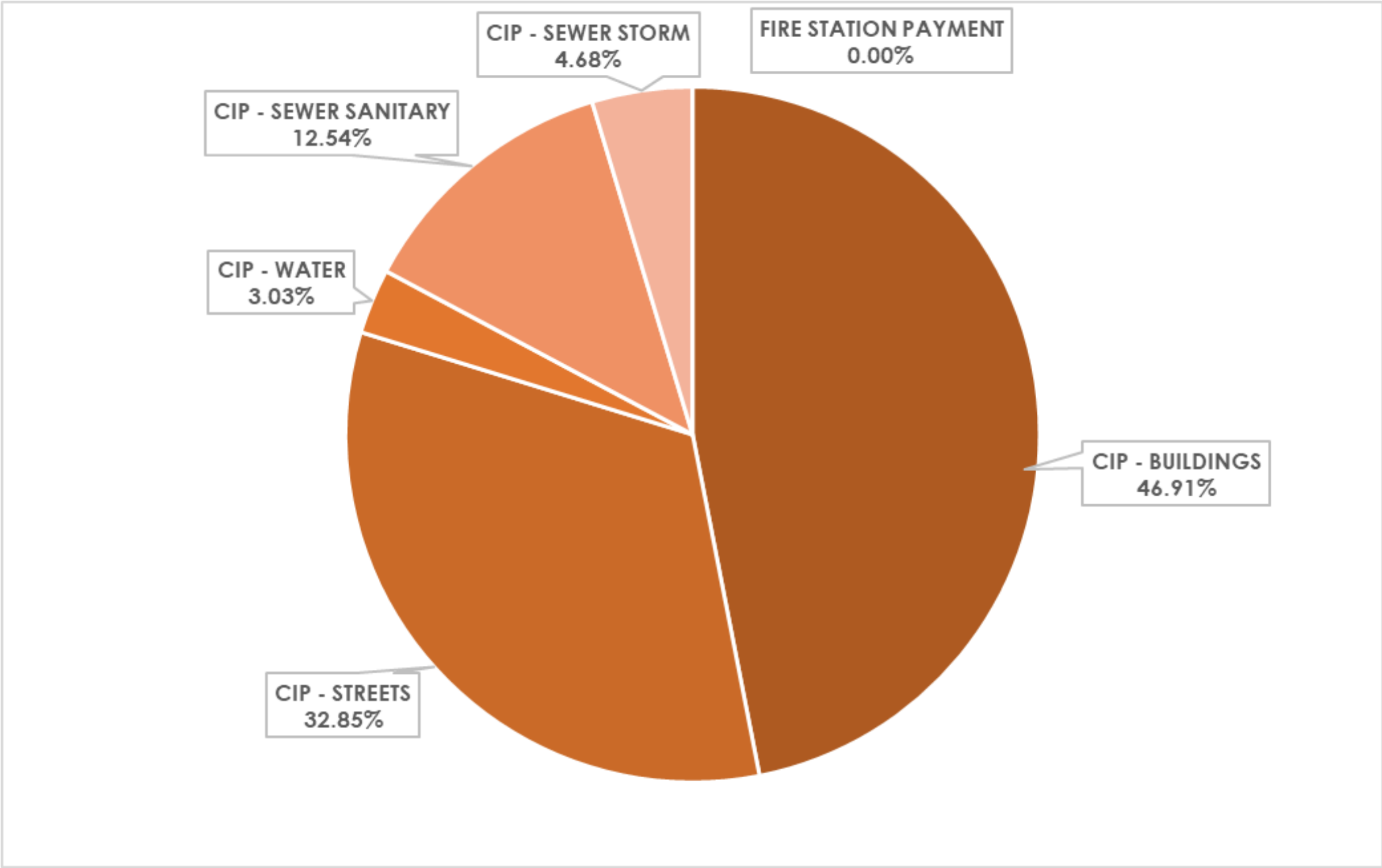


PROJECT STATUS LEGEND

CIP CODE	STATUS	DESCRIPTION	PROJECT COST ACCURACY
NS	NOT STARTED	Needed work has been identified and project is only conceptual.	PRELIMINARY ESTIMATE
P/S	PRELIMINARY AND/OR SCOPING	Project scope and tasks necessary for completion identified.	PROBABLE COST NARROWED
S/D	STUDY AND/OR DESIGN	Plans and specifications finalized. Bids are advertised.	STATEMENT OF ESTIMATED COST
CA	CONSTRUCTION ADMINISTRATION	In-house staff and/or contractors will complete the project.	PROJECT COSTS FINALIZED
SC	SUBSTANTIALLY COMPLETE	Final payments, special assessments certification process and/or other close-out items still pending.	FINAL PAYMENTS MADE
X	CLOSED	All work is done and paid. Special assessments certified and levied.	

PROJECT OVERVIEW 2022

2022 FUNDING USES



Total Use: \$38,905,000

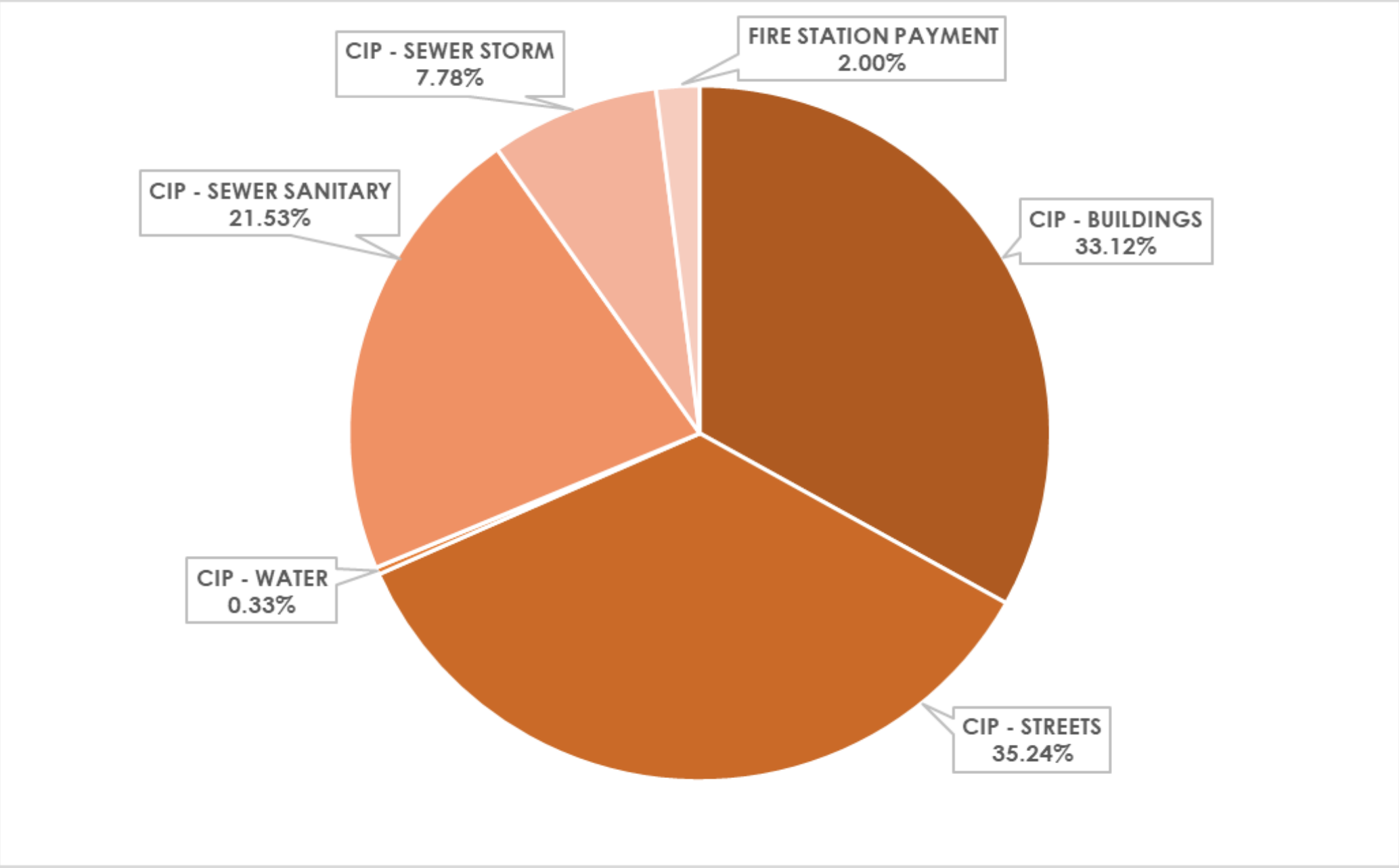
ESTIMATED Year	Status	Project Description
2022	CA	Drain 45 Multi-Use Path Phase II - (Main Ave to 7th Ave)
2022	CA	Lagoon Decommissioning
2022	S/D	Tree Planting - Main Ave (I-94 to Sheyenne River)
2022	S/D	Salt Storage Facility & Drain 21 slope repair
2022	S/D	ADA Transition Plan (per Title VI of Civil Rights Act)
2022	S/D	Asphalt Mill & Overlay - Misc. Neighborhoods
2022	S/D	NDDOT Main Ave Slide Repair - PH 1 (Geotech Eval)
2022	S/D	Stockyards Addition
2022	S/D	Traffic Signal - Veterans Blvd & 37th Ave E
2022	S/D	Concrete Pavement Repair - Citywide (w/ Foam Truck)
2022	S/D	New Fire Station (1201 10th Ave E)
2022	S/D	Rehab Sanitary Sewer Lifts/FMs (SA's 5, 14, 23, 24, 35)
2022	S/D	Wild's 21st (Phase 2 petitioned in 2022)
2022	P/S	BRIC Grant & Prelim Engr - Stormwater Imprs (Core Area)
2022	P/S	BRIC Grant & Prelim Engr - Wastewater System (northwest)
2022	P/S	Traffic Signal - 9th St & 10th Ave E
2022	P/S	Concrete Pavement Repair - 9th St E (Main to 13th Ave)
2022	P/S	SCADA System Improvements
2022	NS	Asphalt Overlays (by PW Dept) w/ new paving machine
2022	NS	I & I Mitigation (by PW Dept) w/ new sealing/lining equip.
2022	NS	Study - Stormwater Stations SM22 & SM30 (13th Ave)
2022	NS	Sanitary Lift Station Sluice Gate Retrofit (SA's 34,28,30,31,36)
2022	NS	Technology, Software and Operating Systems (IT - citywide)
2022	NS	Traffic Signal Rehabilitation (10 intersections)
2022	NS	7th Ave NE Pavement Rehab - 9th St E to City Limits

Preliminary project list, subject to change.



PROJECT OVERVIEW 2023

2023 FUNDING USES



Total Use: \$31,703,874

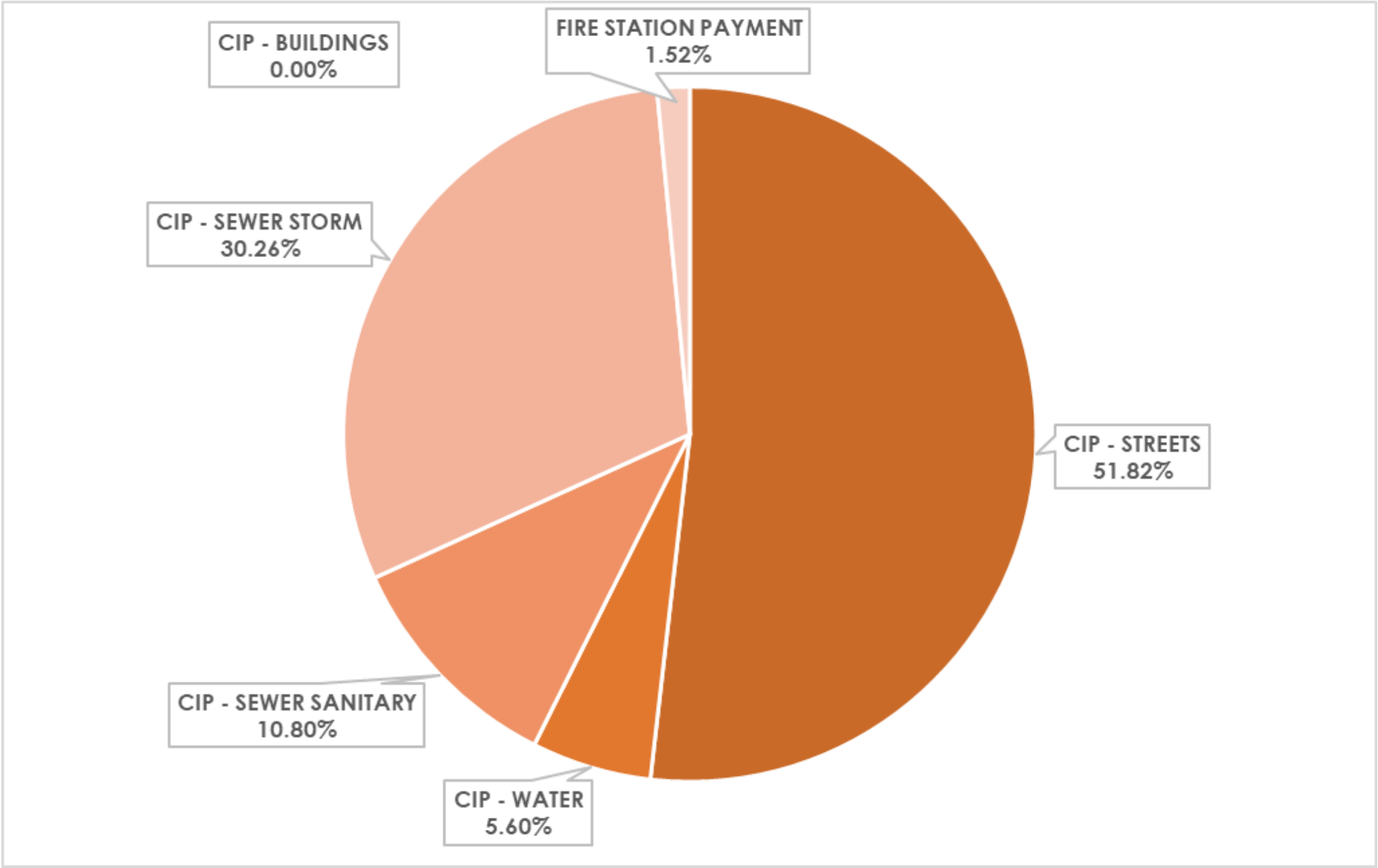
ESTIMATED Year	Status	Project Description
2023	CA	Lagoon Decommissioning
2023	P/S	Tree Planting - Sheyenne St (32nd to 40th Ave - west blvd)
2023	P/S	Deep SS Collector Rehab (Phase III) - West side
2023	NS	Inert Landfill / Transfer Station
2023	NS	Sanitation Building/PW Works Building upgrades
2023	NS	Alley/Backyard Sanitary Sewer Rehab Project
2023	NS	9th St NW Reconst - Main to 8th Ave
2023	NS	SA 40 Electrical Rehab (city's primary sewer lift station)
2023	NS	Rehab Sanitary Sewer Lifts/FMs (SA's 2, 3, 12, 25)
2023	NS	City Water Well Abandonment
2023	NS	Traffic Signal - 32nd Ave & 9th St W
2023	NS	Sidewalk Imprs - Residential Gaps per N.D.C.C. & Misc Repairs
2023	NS	Street Imprs w/ Traffic Signal - 23rd Ave (Veterans to 4th St)
2023	NS	Asphalt Mill & Overlay - Misc. Neighborhoods
2023	NS	Oakwood Bend Sanitary Lift Replacement
2023	NS	Rehab Stormwater Station SM64 (620 Main Ave E)
2023	NS	Stormwater Pump Station (SM-54) & Forcemain Rehab - PH. 2
2023	NS	Citywide Pavement Markings
2023	NS	Pavement Mgmt - Seal Coating
2023	NS	Asphalt Overlays (by PW Dept)
2023	NS	I & I Mitigation (by PW Dept)

Preliminary project list, subject to change.



PROJECT OVERVIEW 2024

2024 FUNDING USES



Total Use: \$41,755,674

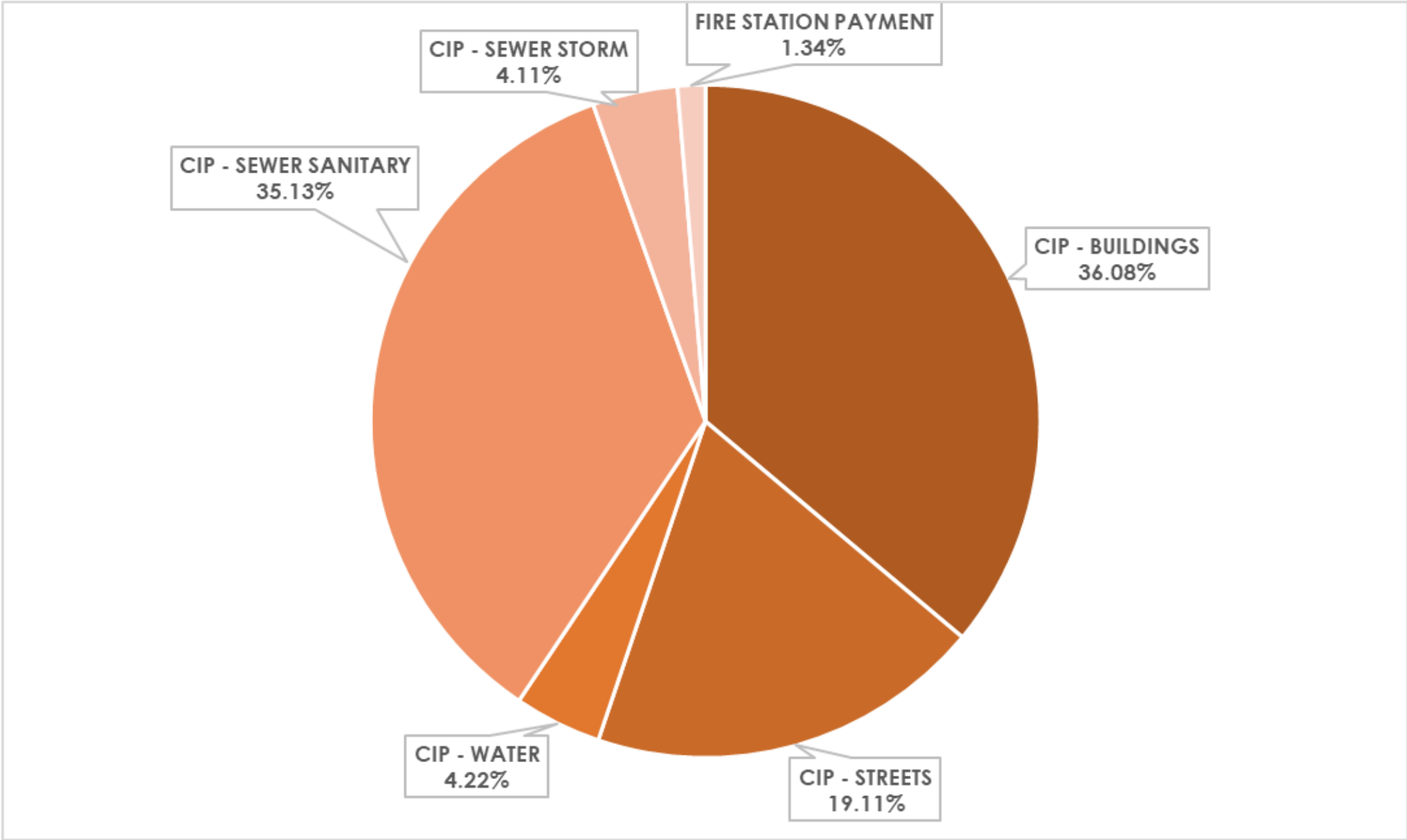
ESTIMATED Year	Status	Project Description
2024	CA	Lagoon Decommissioning
2024	S/D	7th Ave (Oak St to 1st) & Stormwater Pumping Station (SM 79)
2024	P/S	9th St NE Reconst - Main to 12th Ave NE (NDDOT URP)
2024	P/S	Multi-Use Path - Eaglewood Park to The Lights
2024	P/S	Tree Planting - 12th Ave (9th St NW to 9th St NE - north blvd)
2024	P/S	10th Ave (Shey to 2nd St E) & 10th 1/2 Ave (2nd to 4th St E)
2024	NS	Stormwater Imprs within SM22 & SM30 systems
2024	NS	Meadow Ridge Sewer & Water Rehab Study
2024	NS	NDDOT Main Ave Slide Repair - PH 2 (Construction)
2024	NS	9th St Expansion - I94 to 17th Ave & RT. Turn Lane on 17th
2024	NS	Sidewalk Imprs - Residential Gaps per N.D.C.C. & Misc Repairs
2024	NS	Pavement Mgmt - Seal Coating
2024	NS	Control Structure - Weir Wall Removal
2024	NS	Meadow Ridge Pond Rehab
2024	NS	Asphalt Overlays (by PW Dept)
2024	NS	I & I Mitigation (by PW Dept)

Preliminary project list, subject to change.



PROJECT OVERVIEW 2025

2025 FUNDING USES



Total Use: \$47,391,474

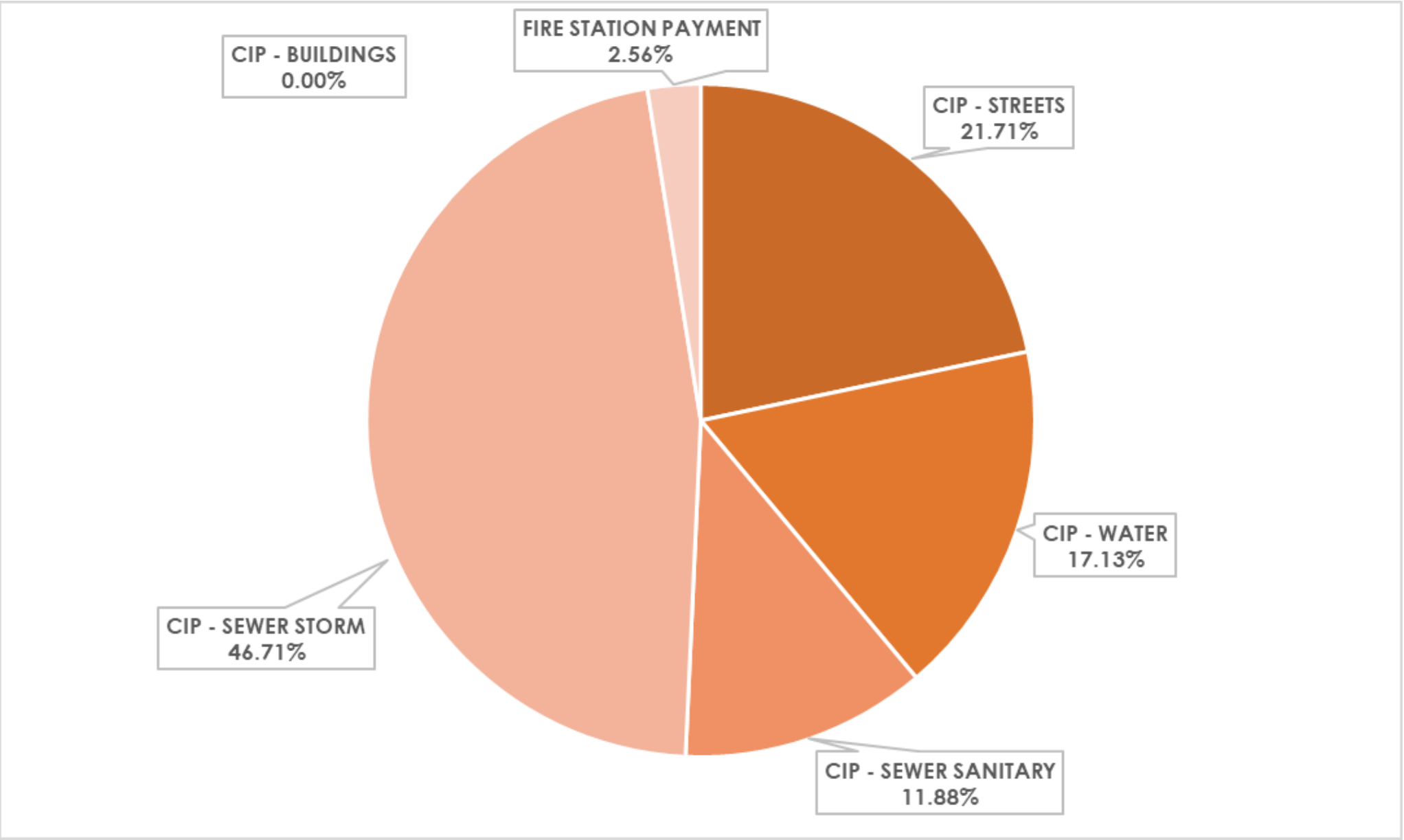
ESTIMATED Year	Status	Project Description
2025	CA	Lagoon Decommissioning
2025	NS	Multi-Use Path - WF Soccer Complex to Elmwood Park
2025	NS	Elm Street and Oak Street Neighborhood Reconst
2025	NS	New City Hall Facility
2025	NS	Wastewater Risk Reduction & Serviceability (Lift/FM/Pond)
2025	NS	Francis St., 2nd Ave. W, and 4th Ave. W Reconst
2025	NS	4th Ave E (Reconst) - Sheyenne St to 9th St E
2025	NS	Rehab Sanitary Sewer Lifts/FMs (SA's 26, 30, 31, 36)
2025	NS	Pedestrian Safety Imprs along Vets Blvd/9th St E
2025	NS	Pavement Mgmt - Seal Coating
2025	NS	Asphalt Overlays (by PW Dept)
2025	NS	I & I Mitigation (by PW Dept)

Preliminary project list, subject to change.



PROJECT OVERVIEW 2026

2026 FUNDING USES



Total Use: \$24,735,874

ESTIMATED Year	Status	Project Description
2026	CA	Lagoon Decommissioning
2026	NS	Safe Routes to School
2026	NS	10th Ave Reconst (2nd to 9th St E)
2026	NS	Cherry Court & Cedar Lane Neighborhood Reconst
2026	NS	Drain 21 Channel Imp. - BNSF to 12th Ave
2026	NS	Drain 45 Channel Improvements - 12th to Main Ave E
2026	NS	Drain 45 Storm Sewer Lift Station Upgrade
2026	NS	Water Transmission Main - 1st St E
2026	NS	Water Transmission Main - 9th St NE (14th to 19th Ave)
2026	NS	Pavement Mgmt - Seal Coating
2026	NS	Asphalt Overlays (by PW Dept)
2026	NS	I & I Mitigation (by PW Dept)

Preliminary project list, subject to change.



5-Year Funding

REVENUE SOURCES	2022	2023	2024	2025	2026	5-YEAR TOTAL	2027-2046	25-YEAR TOTAL
CIP SALES TAX PROJECTED	7,925,088	8,280,492	8,650,111	9,994,515	10,394,296	45,244,502	332,664,090	377,908,592
OUTSIDE FUNDING SECURED	20,351,710	1,496,250	10,113,732	721,894	-	32,683,586	-	32,683,586
OUTSIDE FUNDING POTENTIAL	-	-	13,750,000	7,980,000	4,537,100	26,267,100	61,576,192	87,843,292
SPECIALS	10,490,000	10,825,500	9,273,000	8,344,800	10,861,900	49,795,200	106,480,128	156,275,328
WATER	-	105,000	497,750	800,280	1,547,570	2,950,600	3,843,328	6,793,928
SEWER	2,525,000	5,087,250	3,715,250	8,249,040	4,971,340	24,547,880	5,304,320	29,852,200
TOTAL FUNDING	41,291,798	25,794,492	45,999,843	36,090,529	32,312,206	181,488,868	509,868,058	691,356,926

USES	2022	2023	2024	2025	2026	5-YEAR TOTAL	2027-2046	25-YEAR TOTAL
CIP - BUILDINGS	18,250,000	10,500,000	-	17,100,000	-	45,850,000	-	45,850,000
CIP - STREETS	12,780,000	11,172,000	21,637,550	9,057,300	5,370,475	60,017,325	179,076,480	239,093,805
CIP - WATER	1,177,500	105,000	2,337,500	2,000,700	4,237,675	9,858,375	19,208,320	29,066,695
CIP - SEWER SANITARY	4,877,500	6,825,000	4,510,000	16,649,700	2,939,675	35,801,875	4,890,240	40,692,115
CIP - SEWER STORM	1,820,000	2,467,500	12,636,250	1,949,400	11,553,675	30,426,825	10,066,560	40,493,385
FIRE STATION PAYMENT	-	634,374	634,374	634,374	634,374	2,537,496	3,171,870	5,709,366
TOTAL USE	38,905,000	31,703,874	41,755,674	47,391,474	24,735,874	184,491,896	216,413,470	400,905,366

NET	2,386,798	(5,909,382)	4,244,169	(11,300,945)	7,576,332	(3,003,028)	293,454,588	290,451,560
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- Any deficit shown in these figures can be covered using existing capital improvement sales tax reserves.
- Inflation has been considered in calculating revenues and expenses from 2023-2046.
- Future revenues were calculated with the assumption that utility rates will increase annually to meet capital improvement expenses.